



**ADVERTISEMENT FOR BIDS**  
**Design/Bid/Build**  
**State of Colorado**  
*University of Colorado Colorado Springs*  
**Notice Number:**

Project No: 24-032

Project Title: UCCS Keystone Boiler Replacement

Estimated Construction Cost: **\$400,000**

**Settlement Notice**

**For all projects with a total dollar value above \$150,000 Notice of Final Settlement is required by C.R.S. §38-26-107(1). Final Settlement, if required, will be advertised in the same location as the original solicitation.**

**Project Description**

The purpose of this project is to remove and replace the existing Heating Hot Water Systems servicing Keystone, Breckenridge and Monarch Houses and upgrade existing pneumatic controls to DDC. Rationale: Existing Heating Hot Water system is original to the building from 1995. It is past its useful life and uneconomical for continued repairs.

**Scope of Services**

Reference the Appendix G Statement of Work in this document.

**Minimum Requirements**

Notice is hereby given to all interested parties that all firms will be required to meet all minimum requirements to be considered for this project. Interested bidders should be prepared to show evidence of the following to be considered as qualified, as a minimum:

1. Provided General or Mechanical Contracting services within the last three (3) years for at least two (2) projects each in excess of \$ 500,000 (hard costs), utilizing the expertise present in their Colorado Office; and
2. Demonstrated specific General or Mechanical Contracting experience in projects of similar scope and complexity; and
3. Demonstrated bonding capability up to \$500,000 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.

~~4) Per C.R.S. §24-92-115 unless prohibited by applicable federal law, contract for any public project in the amount of one million dollars or more, that does not receive federal money, in the amount of one million dollars or more shall require the general contractor to which the contract is awarded to submit, at the time the mechanical, electrical, or plumbing subcontractor is put under contract, documentation that identifies the contractors or subcontractors that will be used for all mechanical, sheet metal, fire suppression, sprinkler fitting, electrical, and plumbing work required on the project and certifies that all firms identified participate in apprenticeship programs registered with the United States department of labor's employment and training administration or state apprenticeship councils recognized by the United States department of labor and have a proven record of graduating a minimum of 15% of its apprentices for at least three of the past five years.~~

5) Per C.R.S. §24-92-Part 2, a public construction project in the amount of five hundred thousand dollars or more shall be subject to the State prevailing wage rate, of the regular, holiday, and overtime wages paid and the general prevailing payments on behalf of employees to lawful welfare, pension, vacation, apprentice training, and educational funds in the State, for each employee needed to execute the contract. Payments to the funds must constitute an ordinary business expense deduction for federal income tax purposes by contractors and subcontractors. Contractors are required to pay their employees at weekly intervals and shall comply with the enforcement provisions of C.R.S. §24-92-209. Contractors awarded a project of this size will be required to utilize the LCPTracker cloud-based labor compliance and certified payroll application.

Per C.R.S. §24-92-117, a public construction project in the amount of five hundred thousand dollars or more shall be subject to the Buy Clean Colorado (BCCO) Act program requirements. The BCCO Act requires the Office of the State Architect to establish a maximum acceptable global warming potential (GWP) limit for each category of eligible materials, which include asphalt and asphalt mixtures, cement and concrete mixtures, glass, post-tension steel, reinforcing steel, structural steel, and wood structural elements. For any solicitation for a contract for the design of an eligible project, a State Agency or institution shall require the designer who is awarded the contract to include, in project specifications when final construction documents are released, a current Environmental Product Declaration (EPD) that meets the maximum acceptable GWP limits for each eligible material specified for the project. A contractor that is awarded a contract for an eligible project shall not install any eligible materials on the project until the contractor submits an EPD for each eligible material procured for the project.

**Firms meeting the minimum requirements may obtain the bidding documents on the website accompanying this advertisement.**

*<https://osc.colorado.gov/spco/solicitations>*

### **Other Information**

Preference shall be given to Colorado resident bidders and for Colorado labor, as provided by law.

Per C.R.S. §24-105-201 If the construction value is \$50,000 or greater a Bid Bond and Power of Attorney or Proposal Guaranty is required in an amount not less than 5% of the total Bid.

**Pre-Bid Meeting**

A mandatory Pre-Bid Meeting will be held at:

Address: **1420 Austin Bluffs Parkway  
Colorado Springs, CO 80918**  
Room: **Building: Keystone House – Pedestrian Spine**  
Date/Time: **Monday, February 19<sup>th</sup> at 1:00 PM**

**Schedule/Submission Details**

1. The schedule of events for the AFB process and an outline of the schedule for the balance of the project is as follows:

Advertisement	02/14/2024
Mandatory Pre-Bid Conference and Tour	02/19/2024
Date Email Questions Due	02/26/2024 by 2:00 PM
Date Email Answers Issued	02/27/2024
Sealed Bids Due/Public Bid Opening	02/29/2024
Negotiation of Contractor Contract	03/1/2024
Contract Approval (projected)	03/15/2024
Anticipated Contractor Start	03/18/2024
Anticipated Construction Start/Finish	05/13/2024 / 08/16/2024

1. One (1) hard copies of the sealed bid are due 2/29/204 and shall be received no later than 2:00PM (MD/ST), and shall be submitted/accepted via mail or hand delivery, at the following address:

Agency: **University Of Colorado Colorado Springs**  
Contact Name: **Natasha Lemmermann**  
Address: **1420 Austin Bluffs Parkway**  
**Campus Servies Building 2FL**  
**Colorado Springs, Colorado 80918**  
**pdc@uccs.edu**

Comments: **Late bids will be rejected without consideration. The University of Colorado Colorado Springs and the State of Colorado assume no responsibility for costs related to the preparation of submittals and timely receipt of mailed bids.**

2. The above schedule is tentative. Responding firms shall be notified of revisions in a timely manner by email or posted on ColoradoVSS website. Respondents may elect to verify times and dates by email, but no earlier than 36 hours before the scheduled date and time.

**Point of Contact/Clarification**

Name: **Natasha Lemmermann**  
Agency: University of Colorado Colorado Springs  
Phone: 719-255-3136  
Fax: -  
Email: [pdcc@uccs.edu](mailto:pdcc@uccs.edu)

**This Notice is also available on the web at:**

<a href="https://codpa-vss.cloud.cqifederal.com/webapp/PRDVSS2X1/AltSelfService">https://codpa-vss.cloud.cqifederal.com/webapp/PRDVSS2X1/AltSelfService</a>	
Media of Publication(s):	<a href="#">[This is optional for each Agency/IHE]</a>
Publication Dates:	

**APPENDICES:**

**Appendix A: Information for Bidders (SBP-6.12)**

**Appendix B: Bid Form (SBP-6.13)**

**Appendix B1: Bid Alternates (SBP-6.131)**

~~**Appendix B2: Unit Pricing (SBP-6.133)**~~

**Appendix B3: Bid Bond (SBP-6.14)**

**Appendix C: Sample: Direct Labor Burden Calculation (SBP-6.18)**

**Appendix D: Applicable Prevailing Wage and Apprenticeship and Fringe Rates**

~~**Appendix E: Sample: Apprenticeship Utilization Certifications (SBP-6.17)**~~

**(Appendix F: Sample: SC6.21 and SC6.23 Design/Bid/Build Contractor’s Agreement and General Conditions of the Contract)**

**Appendix G: Statement of Work**